

099.0

0008

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
658,200 / 658,200

APPRaised:

658,200 / 658,200

USE VALUE:

658,200 / 658,200

ASSESSED:

658,200 / 658,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		YERXA RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DE SOUSA ROBERT M -ETAL	
Owner 2:	DE SOUSA KATHRYN T	
Owner 3:		

Street 1:	65 YERXA ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	

Postal:	Type:

NARRATIVE DESCRIPTION

This parcel contains 6,599 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS																				
Item	Code	Description	%	Item	Code	Description														
Z	R1	SINGLE FA	100	water																
o				Sewer																
n				Electri																
Census:				Exempt																
Flood Haz:																				
D				Topo	2	Above Stree														
s				Street																
t				Gas:																

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6599		Sq. Ft.	Site		0	70.	0.94	5									432,579						432,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6599.000	225,600		432,600	658,200		64815
							GIS Ref
							GIS Ref
							Insp Date
							11/20/18

Entered Lot Size	Total Land:	Land Unit Type:

USER DEFINED

Prior Id # 1:	64815
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:38:50
PRINT	
LAST REV	
Date	Time
05/07/19	15:24:00
apro	
8058	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID	099-0-0008-0002.0	PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Price
	20348-484		1/1/1990	195,000
				No No Y
				Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Meas/Inspect	163	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
7/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																	
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	16													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix: 1	Rating: Average									WDK (224)	14														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID																	
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1				21																	
Grade: C - Average	Year Blt: 1959	Eff Yr Blt:	Alt LUC:	Level:	FY LR DR D K FR RR BR FB HB L O									11															
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Other									5																
				Upper									7																
				Lvl 2									EFP (35)																
				Lvl 1									17																
				Lower									24																
				Totals	RMS: 7	BRs: 3	Baths: 2	HB	TOS FFL BMT (768)								32												
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL									
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	%	Phys Cond: AV - Average	31.	Functional:	%	Additions:	No Unit	RMS	BRs	FL																	
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Economic:	%	Baths:	%	Kitchen:	1	7	3																		
Bsmnt Flr: 4 - Carpet	Subfloor:	Bsmnt Gar: 1	%	Special:	%	Plumbing:	%	Electric:																					
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S		Override:	%	Heating:	%	General:	1	7	3																		
CALC SUMMARY				COMPARABLE SALES																									
				Basic \$ / SQ: 105.00	Size Adj.: 1.35000002	Const Adj.: 1.00999999	Adj \$ / SQ: 143.168	Other Features: 88000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val															
				LUC Factor: 1.00	Adj Total: 326913	Depreciation: 101343	Depreciated Total: 225570	Juris. Factor:		Before Depr: 143.17	Final Total: 225600	Val/Su Net: 95.15	Val/Su SzAd: 167.86																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 099.0-0008-0002.0				IMAGE				AssessPro Patriot Properties, Inc												
SPEC FEATURES/YARD ITEMS																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
2	Frame Shed	D	Y	18x10	A	AV	2000		0.00	T	15.2	101																	
More: N	Total Yard Items:					Total Special Features:								Total:															